

CHAPTER 141

COMMERCIAL RETAIL (CR) ZONING DISTRICT

- 141.010. Use
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141.010. USE. Within a CR, Commercial Retail Zone, no building, structure, or premise shall be used, arranged, or designed to be used, erected, structurally altered, or enlarged, except for one or more of the following uses:

- (A) Any use permitted in RM Zone and CO Zone;
- (B) Amusement and recreation:
 - (1) Auditorium;
 - (2) Bathing beaches;
 - (3) Billiard parlor;
 - (4) Boat launching facilities;
 - (5) Bowling alley;
 - (6) Game room, card room;
 - (7) Fortune teller;
 - (8) Ice skating rink;
 - (9) Miniature golf course;
 - (10) Motion picture theater;
 - (11) Pleasure boat moorage;
 - (12) Pony riding ring (no stable);
 - (13) Pool hall;
 - (14) Rebound center; and
 - (15) Roller skating rink.
- (C) Community Services:
 - (1) Radio and TV station and studio;
 - (2) Communications tower, as provided in Section 112.135; and [Amended by Ordinances 01-3 and 04-09]
 - (3) Telegraph and telephone communication facilities. [Amended by Ordinances 01-3 and 04-09]
- (D) Community Services:
 - (1) Barber school
 - (2) Beauty school
 - (3) Charitable organizations (Missions, Red Cross, Salvation Army, etc.)
 - (4) Commercial school
 - (5) Dancing school
 - (6) Driving school
 - (7) Music school;
 - (8) Trade and vocational school;
- (E) Printing and publishing:
 - (1) Blueprinting firm;
 - (2) Duplicating, mimeographing;
 - (3) Photo copying;
- (F) Residential accommodations:
 - (1) Manufactured home park when developed pursuant to provisions of Section 119.150 (A);

(G) Retail:

- (1) Antique shop;
- (2) Army surplus store;
- (3) Artists' supply store;
- (4) Bakery, manufacturing for sale on premises only;
- (5) Book store;
- (6) Camera and photographic store;
- (7) Candy, nut and confectionery store;
- (8) Dairy products store (no processing, sales on premises only);
- (9) Department store;
- (10) Dine, drink and dance establishment, etc;
- (11) Direct selling organization (headquarters of door-to-door selling organizations);
- (12) Drive-in eating and snack facilities;
- (13) Drug store and proprietary store;
- (14) Dry goods store (with or without apparel);
- (15) Eating place, restaurant, cafe (may serve liquor), caterer, box-lunch provider, coffee shop, dining room and tea room;
- (16) Egg and poultry dealer;
- (17) Fish and sea food market (no rendering or processing, sales on premises only);
- (18) Florist shop;
- (19) Fruit store and vegetable market;
- (20) Furniture store;
- (21) Furrier and fur shop;
- (22) Garden supply store;
- (23) General store;
- (24) Gift, novelty, curio and souvenir shop;
- (25) Greenhouse;
- (26) Greeting card store;
- (27) Grocery store, supermarket, food store, delicatessen store;
- (28) Health foods store;
- (29) Hearing aid store;
- (30) Hobby equipment store;
- (31) Home furnishings and equipment store, including floor coverings, major appliances, draperies, curtains and upholstery material, glassware, china metal ware (may perform incidental installation services);
- (32) Household appliance store;
- (33) Jewelry store;
- (34) Liquor store;
- (35) Meat market;
- (36) Monument and tombstone firm providing that no stone cutting or polishing is done on the premises;

- (37) Music store, including sale of pianos and other instruments, phonograph records, sheet music, etc.;
 - (38) News dealer, newsstand;
 - (39) Office machines and equipment store;
 - (40) Optical goods store;
 - (41) Orthopedic and artificial limb store;
 - (42) Pet store;
 - (43) Religious goods store;
 - (44) Shoe store;
 - (45) Sporting goods store;
 - (46) Stationery store;
 - (47) Tailor, dressmaker;
 - (48) Tavern and bar;
 - (49) Tobacco, cigar store and stand;
 - (50) Toy store;
 - (51) Trading stamp (merchandise coupons) redemption center;
 - (52) Variety store;
 - (53) Vending machine, automatic merchandising;
 - (54) Wearing apparel and accessories;
- (H) Retail and service:
- (1) Appliances, radio, television shop;
 - (2) Bicycle shop;
 - (3) Business machines, typewriters, sewing machine sales and service shop;
 - (4) Electrical and lighting shop;
 - (5) Floor covering store;
 - (6) Glass and glazing shop;
 - (7) Gunsmith;
 - (8) Hardware store;
 - (9) Locksmith;
 - (10) Luggage and leather goods shop;
 - (11) Paint, wallpaper and interior decorating store;
 - (12) Parking garage;
 - (13) Plumbing shop or fixture store, conducted wholly within a building;
 - (14) Rental of small tools and equipment completely within a building;
 - (15) Saw, lawn mower, knife and cutlery shop;
 - (16) Seat cover and auto top shop;
 - (17) Storage of automobiles, open lot when developed as prescribed in Chapter 118;
 - (18) Taxidermist;
 - (19) Terrazzo, tile, marble mosaic store;
 - (20) Venetian blind and window;
 - (21) Mini-warehouse; [Amended by Ordinance 133]
 - (22) Watch, clock, jewelry, camera and instrument shop; [Amended by Ordinance 133]

- (23) Wrecking and demolition retail sales only. [Amended by Ordinance 133]
- (I) Service:
- (1) Advertising agency;
 - (2) Armored car service;
 - (3) Barber shop;
 - (4) Bath or bathing house;
 - (5) Beauty shop;
 - (6) Business sign sales and service;
 - (7) Clothing and costume rental service;
 - (8) Dry cleaning and dyeing plant, except rugs, using non-flammable solvents;
 - (9) Dry cleaning pick-up depot;
 - (10) Dry cleaning pick-up depot;
 - (11) Employment agency;
 - (12) Health studio;
 - (13) Laundry, self-service;
 - (14) Laundry, pick-up depot;
 - (15) Masseur studio;
 - (16) Mortuary, funeral service;
 - (17) Outdoor advertising service;
 - (18) Pressing, alteration, and garment repair shop;
 - (19) Railway express agency;
 - (20) Shoe repair and shoe shine shop;
 - (21) Sign painting shop;
 - (22) Steam bath;
 - (23) Veterinary clinic or hospital, conducted wholly within a building;
 - (24) Fuel oil distribution firm (see Limited Uses, Section 125.060);
 - (25) Mobile home towing service (see Limited Uses, Section 125.070);
 - (26) Retail building materials sales firm (see Limited Uses, Section 125.080).
- (J) Billboards.
- (K) Transportation Improvements. [Amended by Ordinance 01-01]
- (L) Wind energy systems, meteorological towers, and photovoltaic systems that are not commercial power generating facilities, but not including wind energy systems utilizing a tower and meteorological towers that require tower lighting, are located in an adopted urban growth boundary, or that would require modification to the height or type of construction standards described in Section 112.135(C)(1). Wind energy systems utilizing towers and meteorological towers are subject to standards listed in Sections 112.135 and 112.137. Roof-mounted, building-integrated, building-mounted and architectural wind energy systems that extend no more than an additional 5 feet above the highest ridge of the building's roof or 15 feet above the highest eave, whichever is higher, and do not exceed the height limitation of the zone, are subject to the standards listed in Section 112.137. Photovoltaic systems are subject to the standards described in Section 112.138. [Amended by Ordinance 09-06]

141.020. USES SUBJECT TO ADMINISTRATIVE REVIEW. The following uses are permitted, subject to review and approval under the prescriptive standards specified herein and as may otherwise be indicated by federal, state and local regulations and permits:

- (A) Wind energy systems utilizing a tower and meteorological towers outside of an adopted urban growth boundary that are not commercial power generating facilities that would utilize a tower(s) that requires lighting or that requires modification to the height or type of construction standards described in Section 112.135(C)(1), as provided in Sections 112.135 and 112.137. [Amended by Ordinance 09-06]

141.030. CONDITIONAL USES. When authorized under the procedure provided for conditional uses in this ordinance, the following uses will be permitted in a CR Zone:

- (A) Amusement and recreation:
 - (1) Athletic club, club house;
 - (2) Ballroom;
 - (3) Boxing arena;
 - (4) Community center;
 - (5) Dance hall;
 - (6) Gymnasium;
 - (7) Indoor sports arena;
 - (8) Marina;
 - (9) Pleasure boat repair and haulout facilities;
 - (10) Stadium;
 - (11) Summer recreational camp;
 - (12) Swimming pool;
- (B) Transportation:
 - (1) Ambulance service;
- (C) Traveler's Accommodation:
 - (1) Travel trailer park;
- (D) U-Haul concrete mix store;
- (E) Utilities, secondary truck parking and material storage yard;
- (F) Cabinet shop and sales firm (see Specific Conditional Uses, Section 119.150(E));
- (G) Solid waste disposal sites (see Sections 120.310 through 120.380);
- (H) Sand and gravel resource sites (see Sections 120.410 through 120.460);
- (I) Heliport;
- (J) Cottage Industry Home Occupations (see Section 116.040). [Amended by Ordinances 308 and 89-17]
- (K) Wind energy systems utilizing a tower and meteorological towers within an adopted urban growth boundary up to 100 feet in height that are not commercial power generating facilities, as provided in Sections 112.135 and 112.137. [Amended by Ordinance 09-06]

141.040. OPTIONAL BUSINESS.

- (A) Certain optional businesses shall be permitted in a CR Zone when one or more of the following conditions are complied with, to with:

- (1) That the lot is paved with a concrete or asphaltic hard-surface; that if a lot or open sales area abuts upon or is adjacent to the SR or AR-5 Zones, such lot shall be screened from the adjoining SR or AR-5 Zone by a sight obscuring ornamental fence, wall or hedge at least four (4) feet , but not more than seven (7) feet in height which shall be maintained in good condition; that any repair of vehicles shall be confined and conducted entirely within an enclosed building, and if such building is located on a lot which does not abut an alley and is within 50 feet of the SR or AR-5 Zones, the wall of building which parallels the nearest line of such zone shall have no opening other than stationary windows;
 - (2) Permitted, but if the use is located on a lot which does not abut an alley and is within 50 feet of any residential zone, the wall of the building which parallels the nearest line of such zone, shall have no opening other than stationary windows;
 - (3) Permitted, provided that any tire or tube repairing and storage of merchandise and supplies shall be conducted entirely within a building, and any lubrication or washing activity not conducted within a building shall be screened from any adjoining residential zone by the erection of a masonry wall, ornamental fence or compact evergreen hedge not less than five (5) feet or more than seven (7) feet in height and that such fence, wall, or hedge shall comply with the required yard, setback and vision clearance requirements.
- (B) The following vehicle service and specialty sales uses shall be permitted if all portions of the above subsections are complied with, to-wit:
- (1) Accessory battery, parts and tire store;
 - (2) Automobiles and small trucks, new and used;
 - (3) Automobile service station and garage;
 - (4) Automobile, truck and trailer sales;
 - (5) Aircraft;
 - (6) Boats and marine accessories;
 - (7) Motorcycles, motor scooters;
 - (8) Retail tire and recapping service;
 - (9) Towing service;
 - (10) Trailers (auto utility, boat, camping, mobile home, travel or vacation);
 - (11) Trucks, new and used;
 - (12) Upholstery cleaning and repair shop;
 - (13) Washing and polishing, automobile laundries;